

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		BOW ST, ARLINGTON

## OWNERSHIP

Owner 1:	NEWKIRK KAREN		
Owner 2:			
Owner 3:			
Street 1:	79 BOW ST #1		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	ANGULO DOLORES M -		
Owner 2:	COSTA WILLIAM A JR -		
Street 1:	79 BOW ST #1		
Twn/City:	Arlington		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1091 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON****APPRAISED:**

**USE VALUE:**

**ASSESSED:**

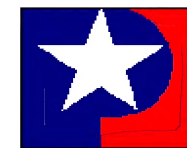
Total Card /

Total Parcel

**425,500**

**425,500**

**425,500**



**Patriot**  
Properties Inc.

## USER DEFINED

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

### ACTIVITY INFORMATION

[illegible]

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	425,500			425,500		220459
							GIS Ref
							GIS Ref
Total Card	0.000	425,500			425,500	Entered Lot Size	
Total Parcel	0.000	425,500			425,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		390.01	/Parcel: 390.01	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	102	FV	425,500	0	.		425,500		Year end	12/23/2021	<div>PRINT</div> <div>DateTime</div> <div>12/30/2119:09:00</div>			
2021	102	FV	413,300	0	.		413,300		Year End Roll	12/10/2020				
2020	102	FV	407,200	0	.		407,200	407,200	Year End Roll	12/18/2019				
2019	102	FV	441,200	0	.		441,200	441,200	Year End Roll	1/3/2019	<div>LAST REV</div> <div>DateTime</div> <div>10/03/1917:02:00</div>			
2018	102	FV	390,500	0	.		390,500	390,500	Year End Roll	12/20/2017				
2017	102	FV	356,100	0	.		356,100	356,100	Year End Roll	1/3/2017				
2016	102	FV	356,100	0	.		356,100	356,100	Year End	1/4/2016				
2015	102	FV	329,300	0	.		329,300	329,300	Year End Roll	12/11/2014				

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

Type:	99	- Condo Conv	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREEN		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1927	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	10 - None		0%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AG - Avg-Good	26.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
Total:		26.4%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	403.516
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578146
Depreciation:	152631
Depreciated Total:	425516

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	464.04	
Special Features:	0	Val/Su Net:	390.01	
Final Total:	425500	Val/Su SzAd	390.01	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,091	403.520	440,236
Net Sketched Area:		1,091	Total:	440,236
Size Ad	1091 Gross Area	1091	FinArea	1091

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
66						
66						
01						

**MOBILE HOME** Make:  Model:  Serial #  Year:  Color:

### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 083.A-0009-0001.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## IMAGE

**AssessPro** Patriot Properties, Inc

